Site Context
2.2 Site Photos

1 - View from Cross Lane West

2 - View of site from Cross Lane and Carfax Street junction

3 - Entrance to play surface on site

4 - View from Chapman Street North

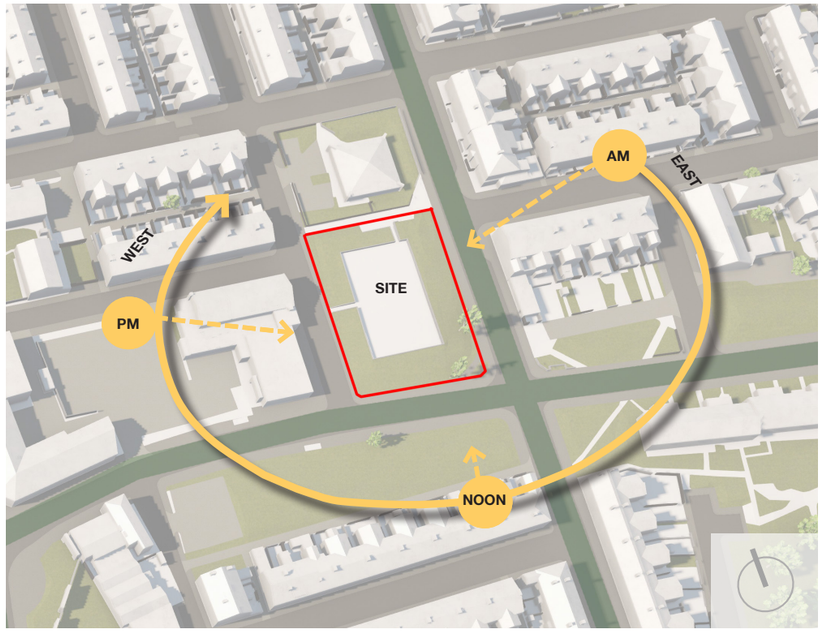
5 - View of site from Chapman Street and Cross Lane junction

6 - View looking West along pedestrian route at northern edge of site

Site Context
2.3 Site Analysis

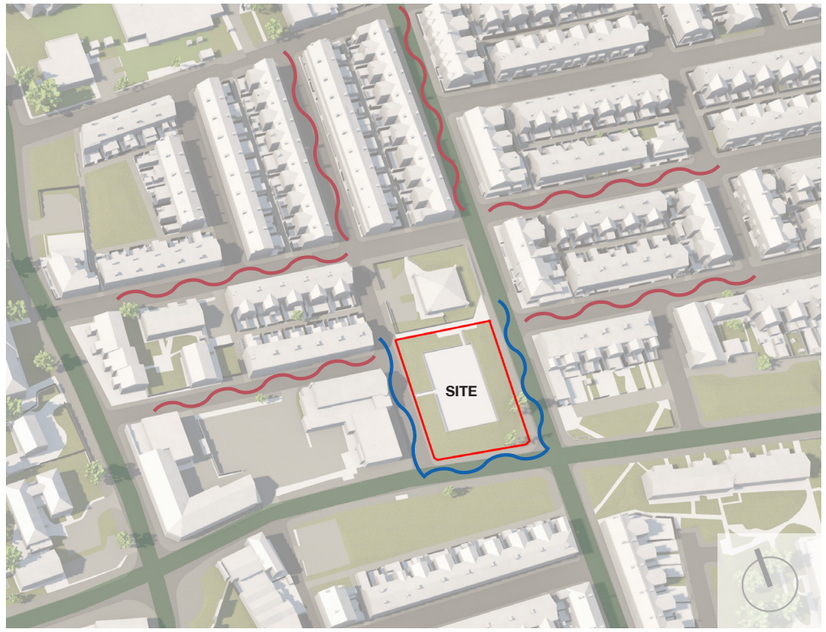
Sun Path

The site's primary elevation faces South along Cross Street.



Security

Passive surveillance is introduced with active frontages. There are currently blank façades of existing buildings facing Carfax St, Chapman St and Cross Lane. This will enhance the experience of pedestrians who use the pavements.

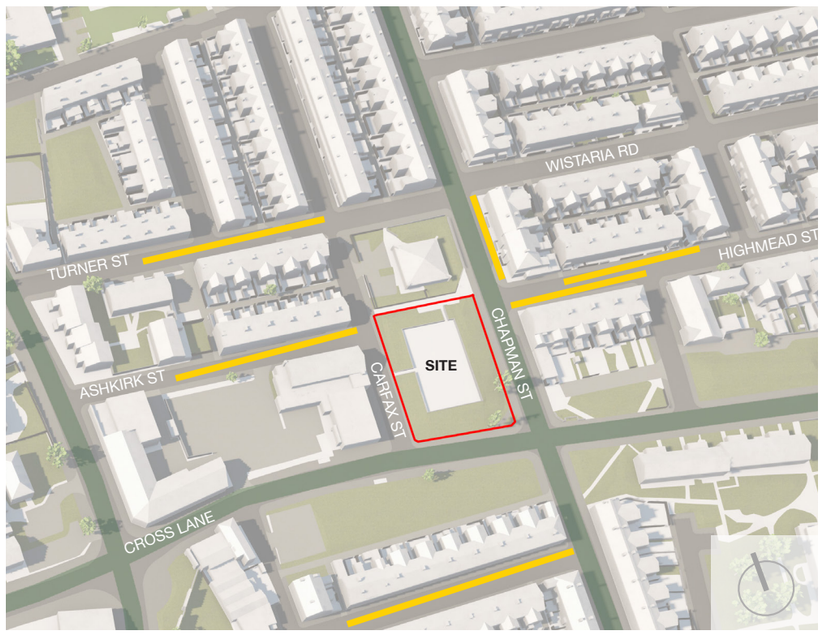


Existing residential frontages

Proposed residential frontages

Overlooking

The site is currently not overlooked by any of the neighbouring buildings. All active frontages are facing away from the site. The proposed building will not effect the privacy of existing buildings in the area.



Proposed Site

Primary Frontage

Surrounding Buildings

Rows of two storey terraced housing on the surrounding streets, are typical of the area. To the West, Cross Lane becomes Garratt Way, a high street. There are several retail units and Gorton Market, which is considered a community asset.

Residential Buildings

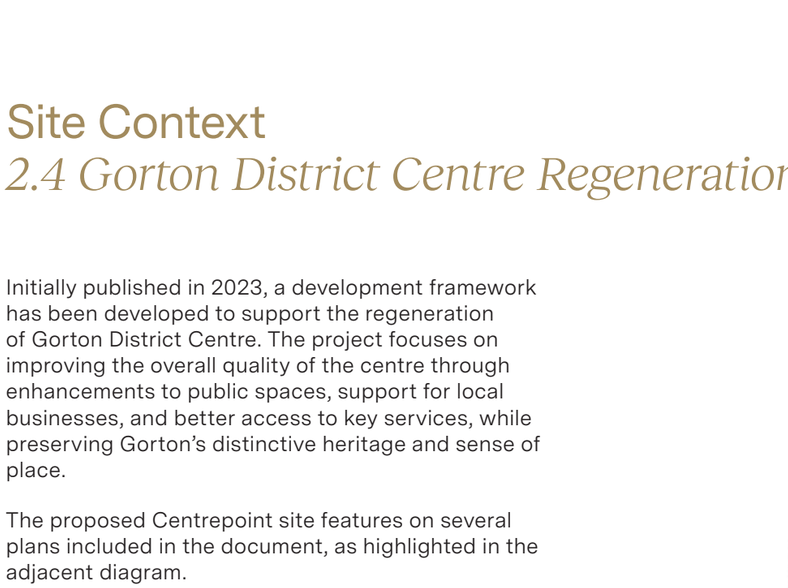
Community Buildings

Listed Buildings

Site Context
2.4 Gorton District Centre Regeneration

Initially published in 2023, a development framework has been developed to support the regeneration of Gorton District Centre. The project focuses on improving the overall quality of the centre through enhancements to public spaces, support for local businesses, and better access to key services, while preserving Gorton's distinctive heritage and sense of place.

The proposed Centrepoint site features on several plans included in the document, as highlighted in the adjacent diagram.

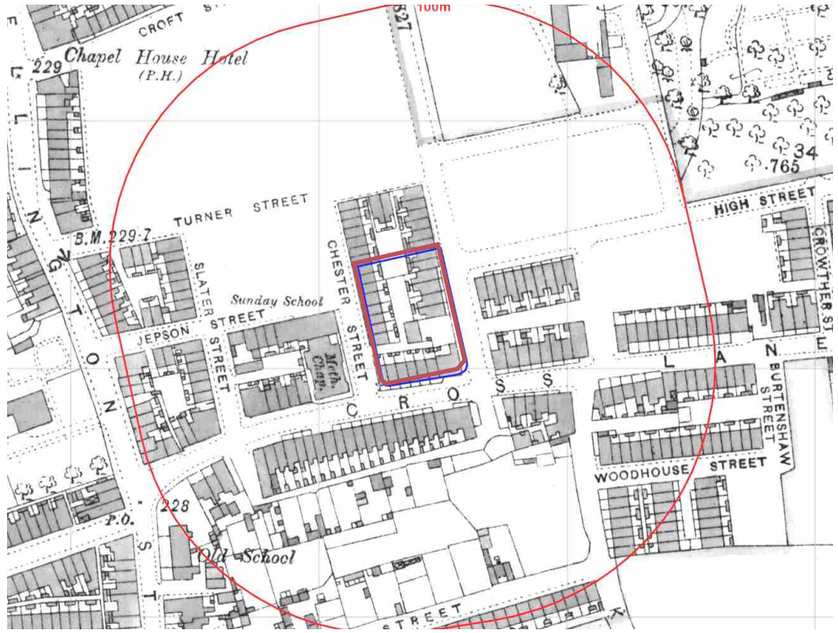


Concept Visual of Gorton along Garratt Way
- Extract from Development Framework 2023

Site Context
2.5 Site History

1893

The site and surrounding area is shown as residential use with rows of terraced houses.



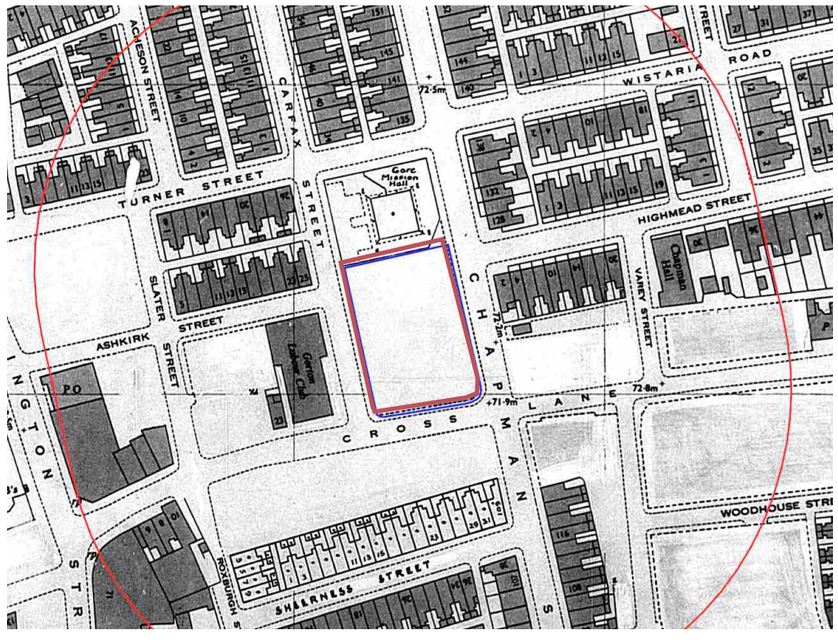
1958 - 1963

The terraced housing has filled the surrounding area with the new streets formed.

1978 - 1981

The site has been transformed and terraced housing demolished. The land to the north has been changed to church use.

Some housing to the south, east and west was also demolished.



2003

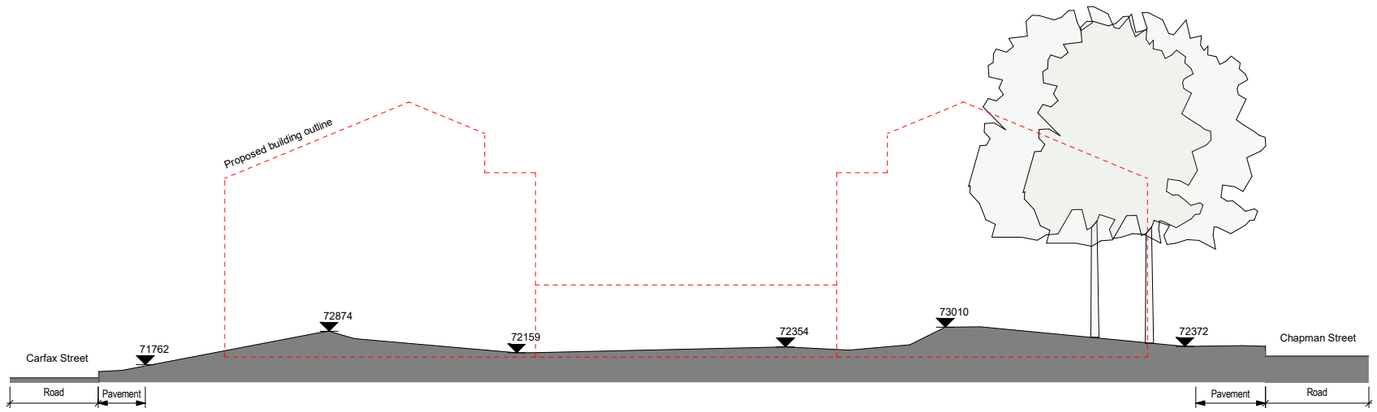
The site has been used as a play area.

Site Context
2.6 Existing Site Sections

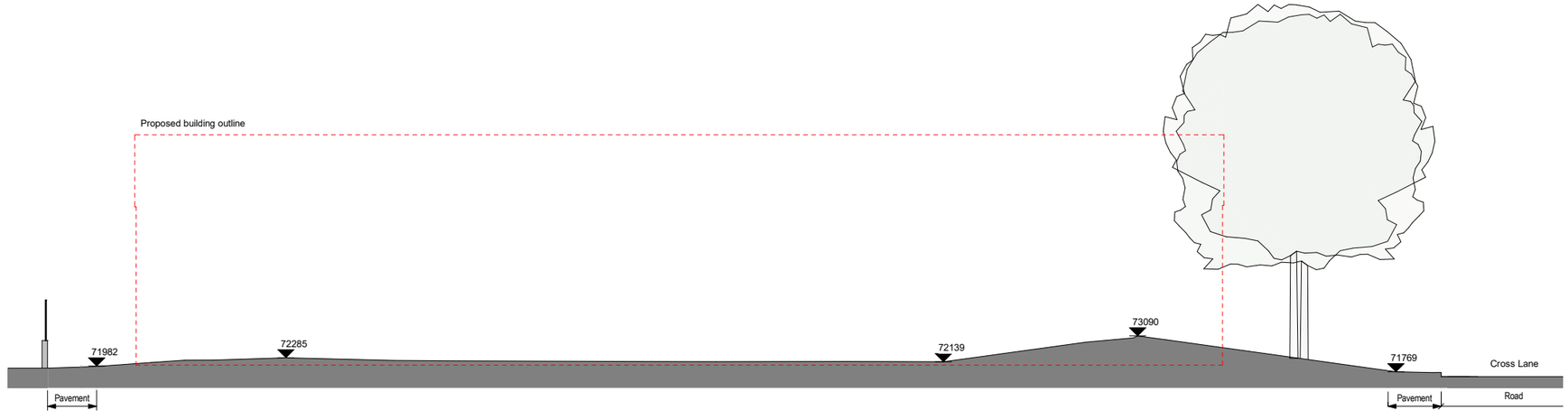
Existing site topography shows some irregularities with the site rising along the south, east and west boundaries and dropping in the centre. The site will require some groundworks to provide a flat surface for the new development.

The existing trees are to be removed due to proximity to the proposed building and replaced with new trees and planting to the front along Chapman Street and in the courtyard.

View of existing site from junction of Cross Lane and Carfax Street



Short section through existing site

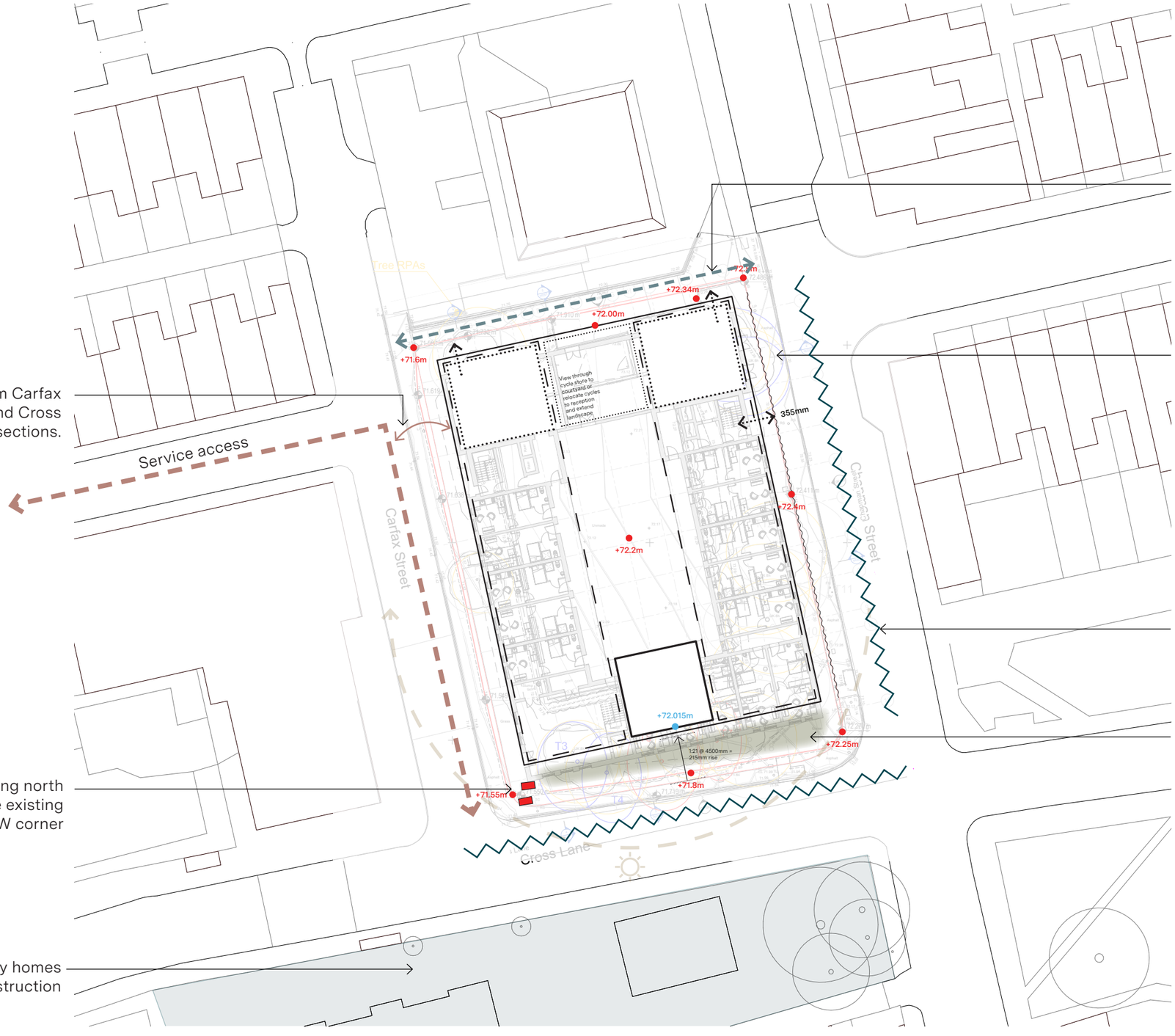


Long section through existing site

03

Design Proposals

Design Proposals
3.1 Constraints and Opportunities



Service access preferred from Carfax Street as Chapman Street and Cross Lane are primary intersections.

Moving the building north will give more space to the existing Telecoms chambers on the SW corner

8no. new-build single family homes under construction

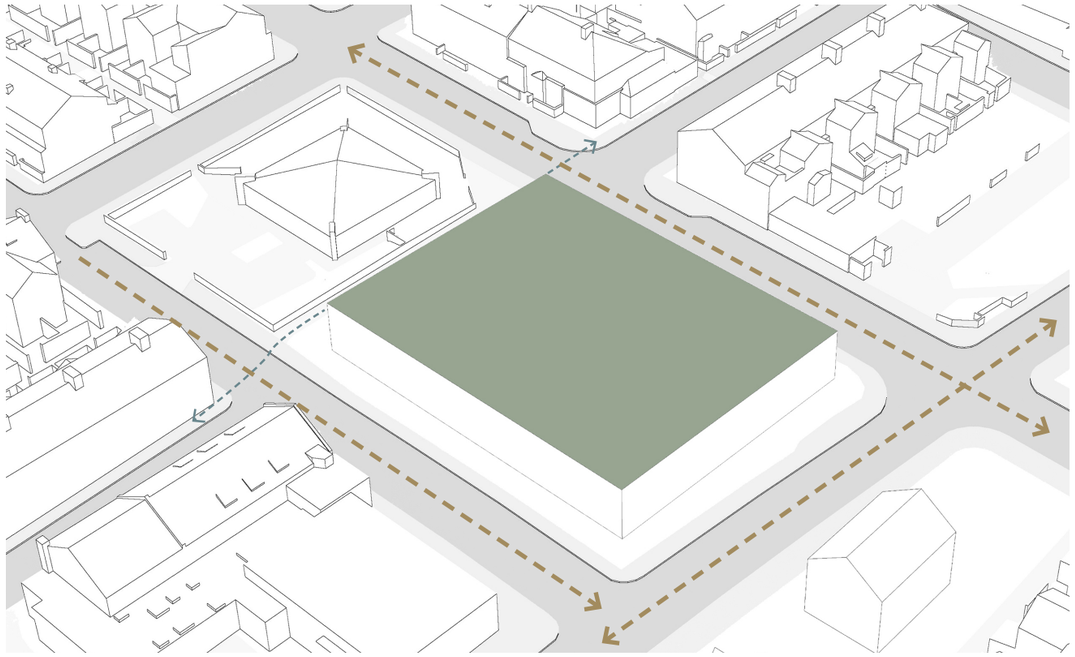
Provide lighting to enhance existing pedestrian access route to rear of site

Build a small retaining wall along this elevation. Planted / defensible space

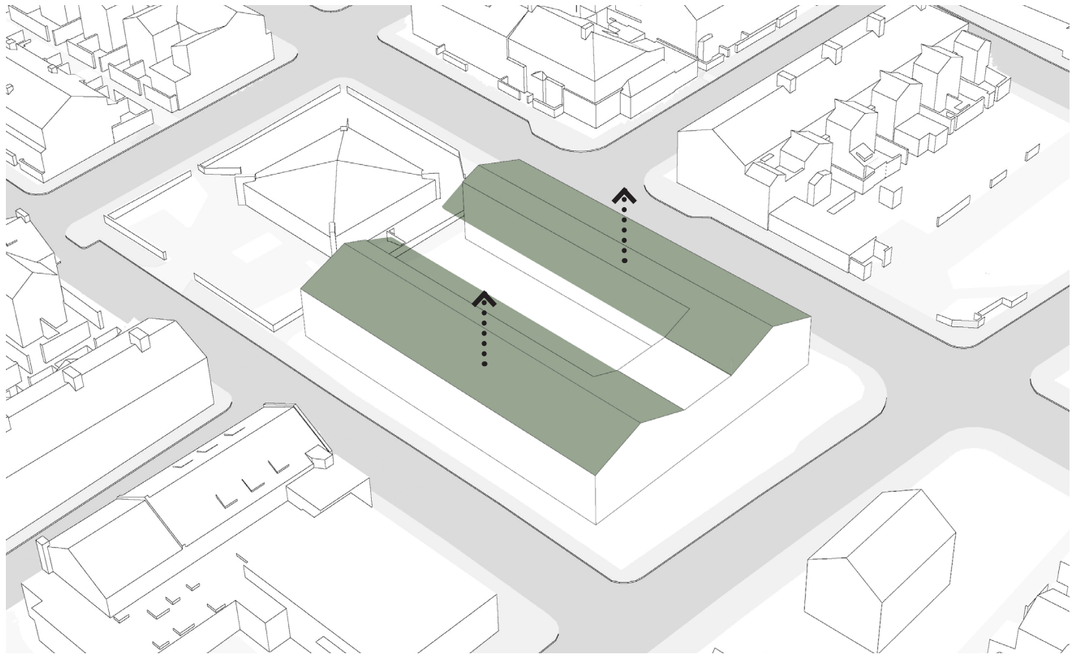
High levels of noise along Chapman Street and Cross Lane will impact the ventilation strategy

Space along southern boundary for replanting to enhance streetscape

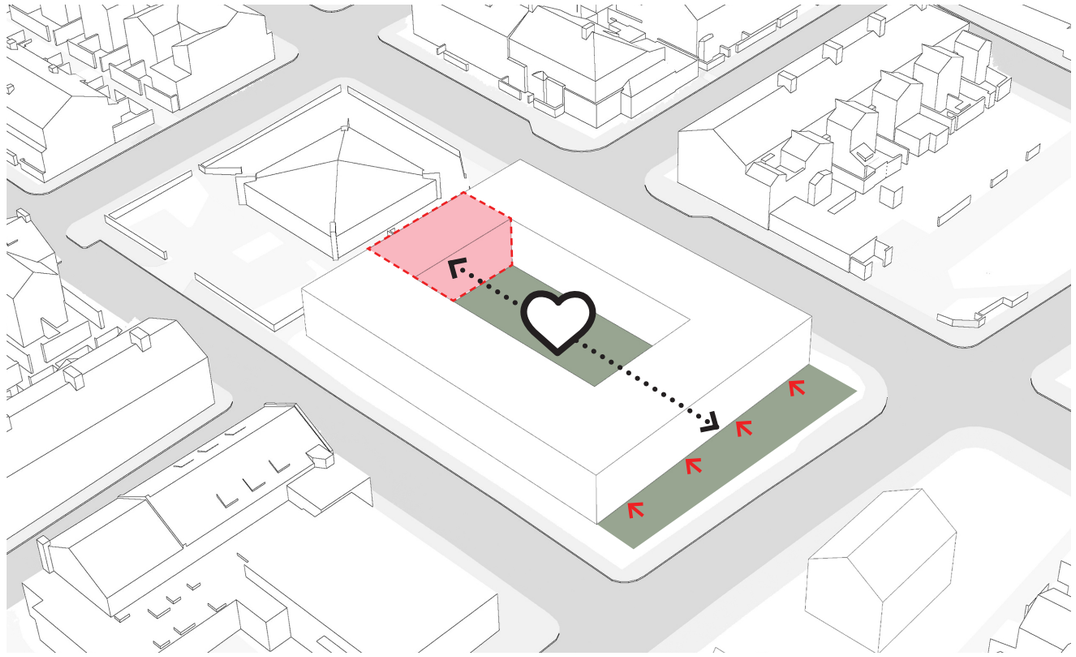
Initial Design Development
3.2 Massing Studies



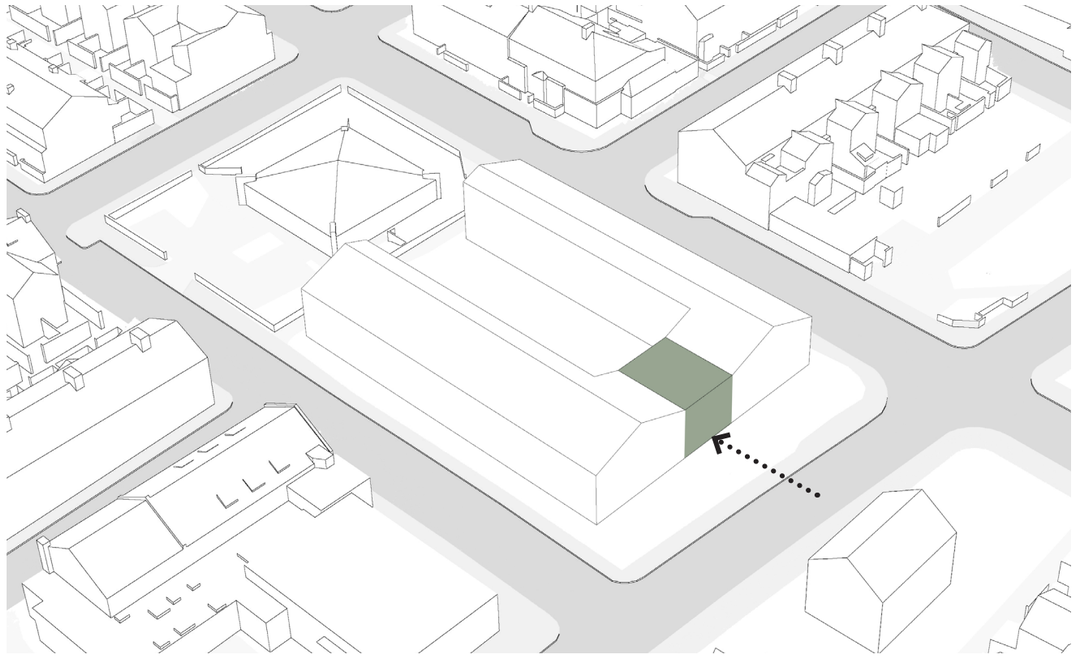
Two storey block



Pitched roofs to reflect the local vernacular.



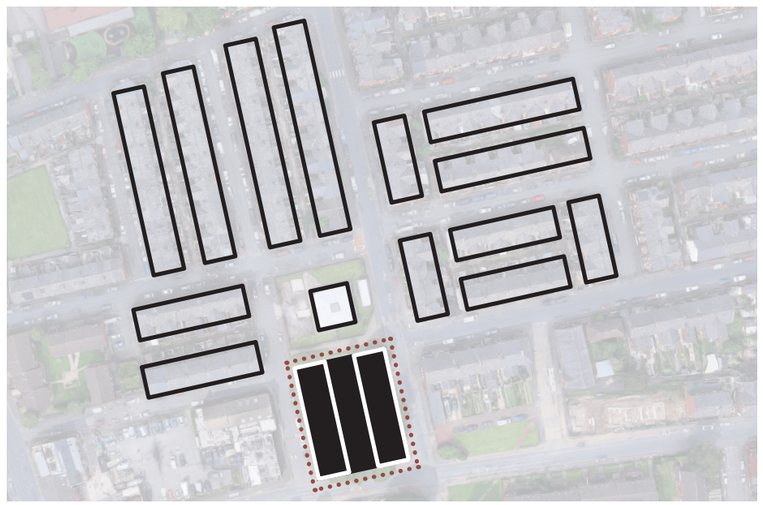
Introduction of courtyard to provide a shared space for residents. Move building north to allow for level access in to the building and create a landscaped buffer at the entrance.



Move reception centrally for better visual and physical connection to courtyard. Entrance point sits more centrally between changes in level across site.

Design Proposals
3.3 Contextual references

The diagrams on this page demonstrate further analysis of the vernacular of the surrounding area, which informed the form and massing of the proposed building.



Figure–ground plan illustrating the urban grain of the site and its surrounding context. *The area is characterised by long, rectilinear blocks of two-storey terraced housing.*

Gable ends of terraced housing. *The end profiles of the terrace blocks comprise two-storey pitched-roof volumes, bookending a single-storey flat-topped boundary, typically incorporating a gated access to the rear yards of each property*

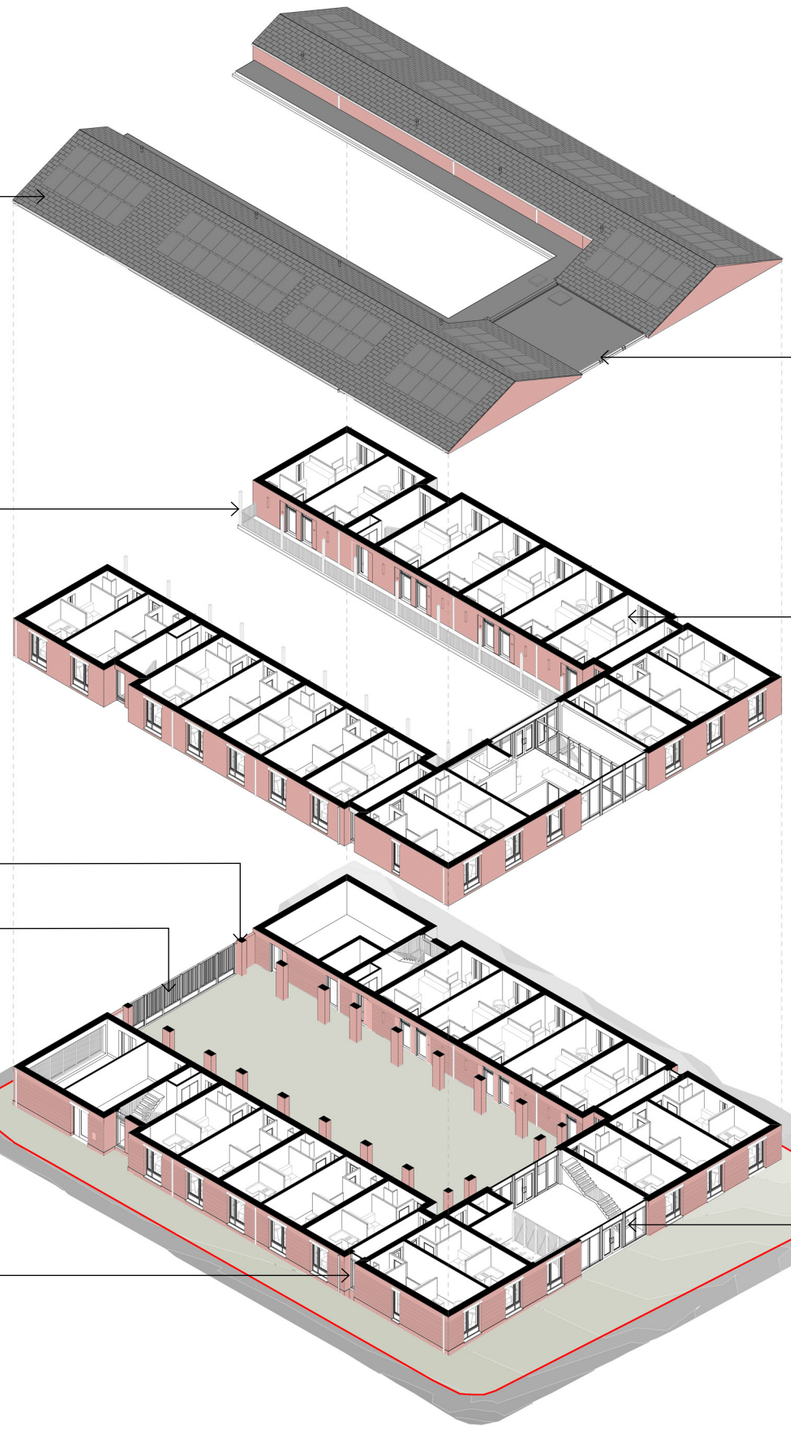
Subtle brick details *Although generally simple, there are elements of ornamentation in the brickwork which add to the character of the terraced homes.*

Gable ends *Example of a typical terraced gable end. Also illustrates a minimal eaves and verge detail.*

Boundary *Single storey brick walls surround the yards to each terraced house. At the end of the terrace is a gate providing shared access to the rear of the properties.*

Expressed lintels *Contrasting masonry lintels are expressed on the façades of the terraced housing. Rainwater pipes also serve to break up the long blocks - typically every other house.*

Design Proposals
3.4 Massing and Form



Pitched roofs with integrated PV panels to accommodation

Flat roof to reception and multi-purpose space

Sheltered external walkway to access the homes at First Floor

Homes are arranged in a u-shape with access from the courtyard and have outward facing windows to promote active frontages along all boundaries.

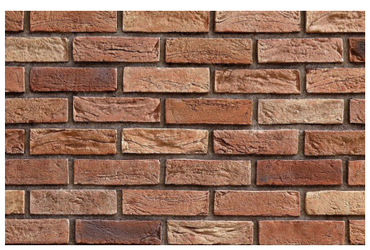
Brick plinths to support walkway above

Boundary fence to northern edge

Articulation of the facade at the stair and corridor to maintain regular rhythm of the windows and provide visual interest.

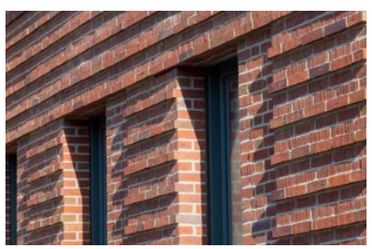
Glazing to reception provides visual connection from street to courtyard

Design Proposals
3.5 Materiality

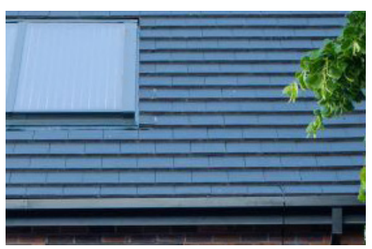


1. Red / brown brickwork

2. Dark red / brown framed glazing



3. Protruding brickwork detail



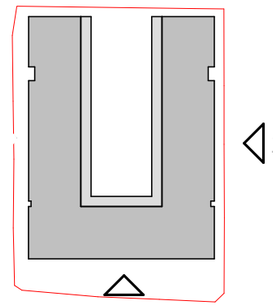
4. Dark grey roof tiles

5. Dark red metal fencing with vertical slats (North elevation only)

Design Proposals
3.6 Elevations

Indicative materials key:

1. Red / brown brickwork
2. Dark red / brown framed glazing
3. Protruding brickwork detail to ground floor elevation
4. Dark grey roof tiles
5. Metal fencing with vertical slats
6. Dark red louvred screen



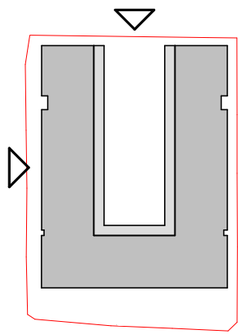
Key Plan

Site Boundary

Cross Lane elevation (South)

Chapman Street elevation (East)

Design Proposals
3.6 Elevations



Key Plan

Site Boundary

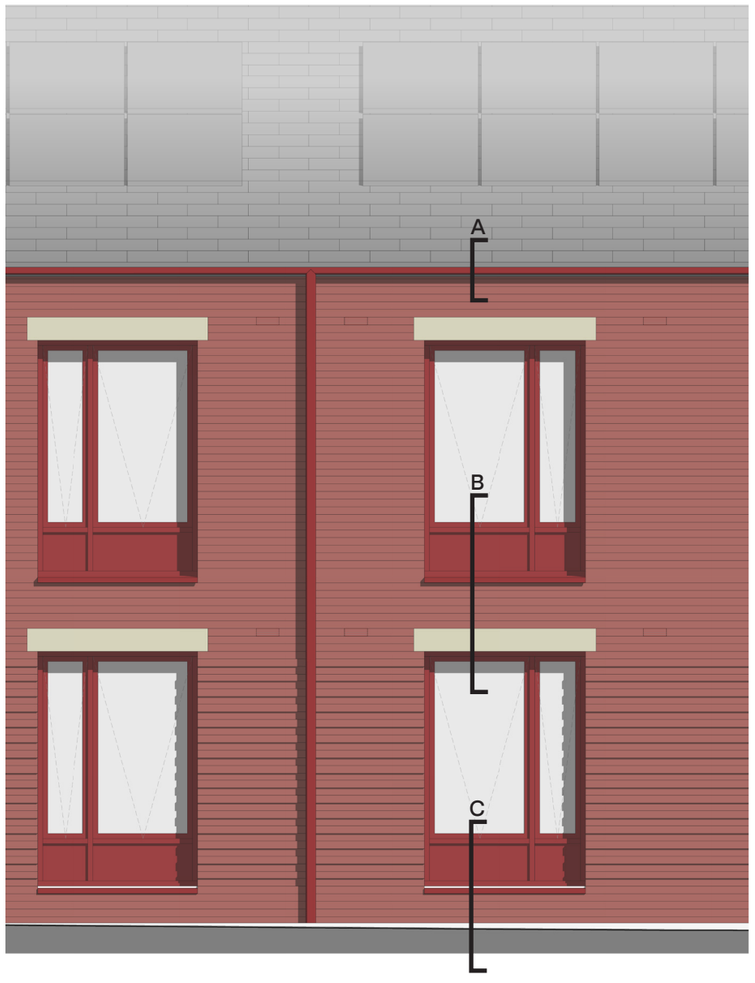
North elevation

Carfax Street elevation (West)

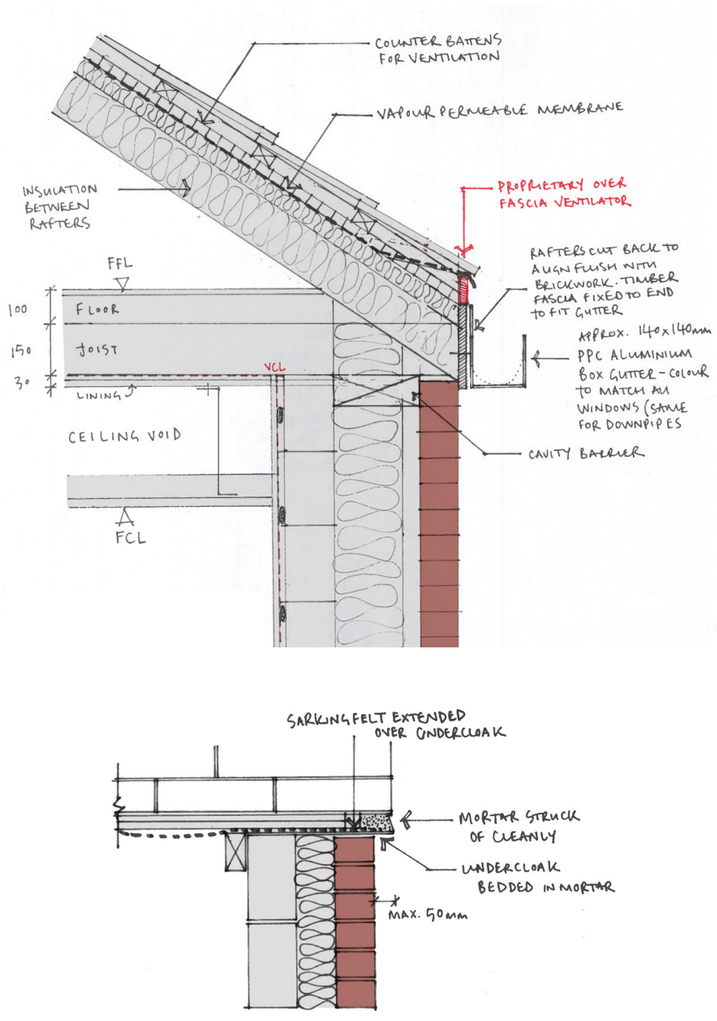
Design Proposals
3.7 Bay studies

Careful consideration has been given to the detailing of the project from the outset to ensure the proposals are technically robust, buildable, and viable. High-quality detailing has been integral to the design approach, with particular attention paid to weathering through the incorporation of well-considered cills and drip details. These elements contribute to a durable and robust façade that is intended to weather and age gracefully over time. The following pages illustrate a selection of bay studies and key construction details that have informed and underpinned the overall design development.

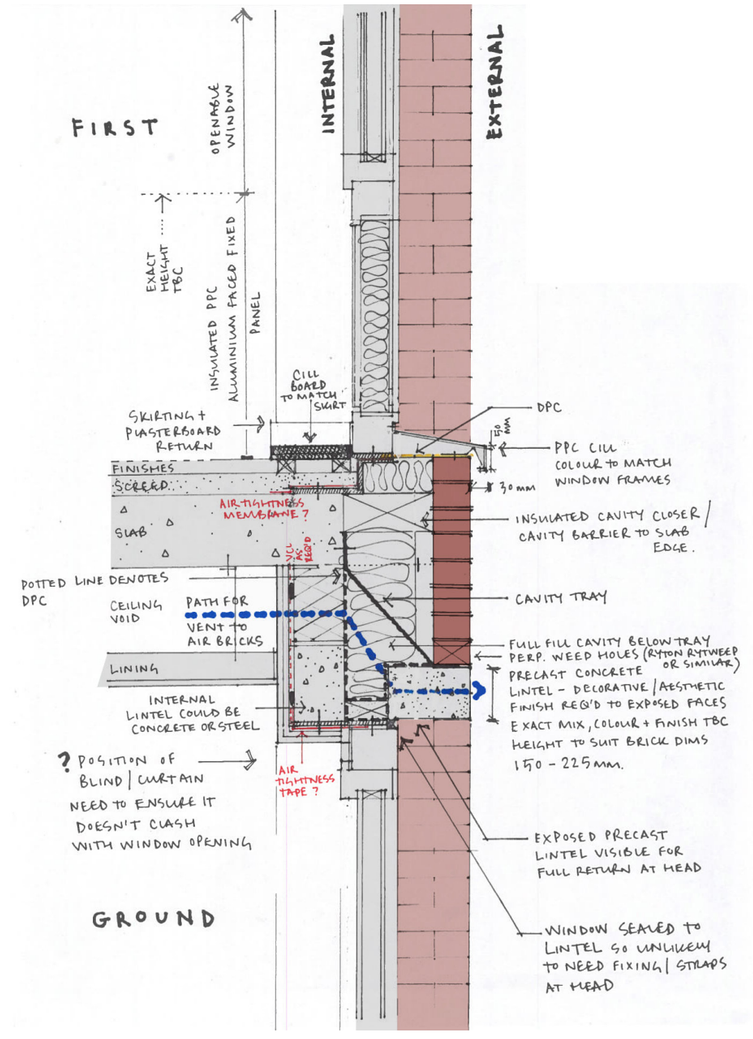
Dry verge and clipped/flush eaves details like the ones shown in the adjacent precedent images will add a more contemporary feel to the elevations - creating a simpler, more elegant appearance.



Typical outer external elevation (east and west)



Section A-A - Typical clipped eaves detail (top) and dry verge detail to gable (below)



Section B-B - First floor slab edge detail